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TITLE: Planning and Land Use Management Committee Meeting
DATE: 06/07/2016
TIME: 02:30 PM

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PLANNING AND LAND USE MANAGEMENT COMMITTEE

Tuesday, June 7, 2016

BOARD OF PUBLIC WORKS EDWARD R. ROYBAL HEARING ROOM 350 - 2:30 PM

200 NORTH SPRING STREET, LOS ANGELES, CA 90012

MEMBERS: COUNCILMEMBER JOSE HUIZAR, CHAIR
COUNCILMEMBER MARQUEECE HARRIS-DAWSON
COUNCILMEMBER GILBERT A. CEDILLO
COUNCILMEMBER MITCHELL ENGLANDER
COUNCILMEMBER FELIPE FUENTES

(Sharon Dickinson - Legislative Assistant - (213)-978-1074 or email Sharon.Dickinson@lacity.org)

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ITEM NO. (1)

TIME LIMIT: 6/25/16; LAST DAY FOR COUNCIL ACTION: 6/24/16

Communications from the Mayor and the City Ethics Commission relative to the appointment of Ms. Mona Sutton to the Harbor Area Planning Commission for the term ending June 30, 2021. Ms. Sutton will fill the vacancy created by Debra Baker, whose term will expire on June 30, 2016.

Financial Disclosure Statement: Filed.

Background Check Review: Complete.

Community Impact Statement: None submitted.

ITEM NO. (2)

[14-0057-S8](#)

Categorical Exemption, reports from the Los Angeles City Planning Commission and Department of City Planning (DCP) relative to a proposed ordinance for Code Amendment, repealing Section 12.24W.43 and 12.24W.44 of Chapter 1 of the Los Angeles Municipal Code for the purpose of complying with State law AB 1866 on Second Dwelling Units and grandfathering Second Dwelling Units permitted since June 23, 2003.

Applicant: City of Los Angeles, DCP

Case No. CPC-2016-1245-CA

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (3)

[16-0627](#)

CD 11

TIME LIMIT AND LAST DAY FOR COUNCIL ACTION: 8/30/16

Mitigated Negative Declaration (MND), Mitigation Monitoring and Reporting Program, Addendum to the MND and Errata for the Palisades Village Project, and related California Environmental Quality Act (CEQA) findings, and report from the Los Angeles City Planning Commission relative to a Specific Plan Amendment and Findings to amend various sections of the Pacific Palisades Commercial Village and Neighborhoods Specific Plan, and an Ordinance to effect a Vesting Zone Change from C2-1VL and R3P-1VL to [T][Q]C2-1VL for the entirety of Commercial Village Subarea A, comprised of Assessor Parcel Nos: 4423016022, 4423016021, 4423016020, 4423016019, 4423016023, 4423016024, 4423016025, 4423016005, 4423016006, 4423016007 and 4423016008, to permit the construction and maintenance of a mixed-use project composed of eight new buildings on 11 lots totaling approximately 3.11 acres, with one- and two-story buildings with a floor area ratio of 0.9:1 and a maximum building height, with architectural roof features, at 34 feet; proposing a mix of uses that total approximately 116,215 square feet of floor area including retail, restaurants, offices, eight residential units, a specialty grocery store, walk-in bank, a movie theater, a community room, and open space in the form of a public park, paseos, plazas and private balconies totaling approximately 18,000 square feet (0.30 acres), including 470 off-street vehicle parking spaces in two levels of subterranean parking with designated electric vehicle charging spaces including 98 bicycle parking spaces and on-site Bike Share program, increasing the amount of on-street parking along Swarthmore Avenue to 29 diagonal spaces, for the properties located at 1029-1049 North Swarthmore Avenue, 1012-1032 North Swarthmore Avenue, 1023-1055 North Monument Street, and 15229-15281 West Sunset Boulevard, subject to modified Conditions of Approval.

Applicant: Michael Gazzano, Palisades Village Co., LLC

Representative: Matt Dzurec, Armbruster Goldsmith and Delvac, LLP

Case No. CPC-2015-2714-VZC-SP-SPP-DRB

CEQA No. ENV-2015-2715-MND

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (4)

[16-0597](#)

CD 5,8,10

Environmental Impact Report, Statement of Overriding Considerations and related California Environmental Quality Act (CEQA) findings, Los Angeles City Planning Commission report, Ordinances and Resolution to effect amendments to the Community Plan map and text with associated land use designation and nomenclature changes, zone and height district changes, the creation of a Community Plan Implementation Overlay District (CPIO) and Crenshaw Corridor Specific Plan amendments, as well as related amendments to the Mobility Element and the General Plan Framework, to the West Adams-Baldwin Hills-Leimert Community Plan, for the project area bounded by Venice and Pico Boulevards at the north; Arlington and Van Ness Avenues at the east; Ballona Creek and Robertson Boulevard at the west; and the Baldwin Hills at the south, with other community plan areas (CPA) and various jurisdictions that are adjacent to the West Adams-Baldwin Hills-Leimert CPA include: the Wilshire CPA (City of Los Angeles) to the north; the South Los Angeles CPA (City of Los Angeles) to the east; the West Los Angeles CPA and Palms-Mar Vista-Del Rey CPA (City of Los Angeles); and the City of Culver City to the west, as well as the City of Inglewood and unincorporated Los Angeles County to the south.

Applicant: City of Los Angeles

Case Nos. CPC-2006-5567CPU; CPC-2006-5567-CPU-M1

CEQA No. ENV-2008-478-EIR

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (5)

[03-2227-S1](#)

CD 4

TIME LIMIT: 7/19/16; LAST DAY FOR COUNCIL ACTION: 7/1/16

Mitigated Negative Declaration, Mitigation Monitoring Program and related California Environmental Quality Act findings, report from the Los Angeles City Planning Commission and Ordinance to effect a Zone Change from R3-1VL to (T)(Q)RAS4-1VL-RIO, for the demolition of an existing surface parking lot and the subsequent construction, use, and maintenance of a new four-story, 49-foot, 10-inch in height hotel with 94 guest rooms, with approximately 46,860 square feet of floor area, on a 20,131 square-foot site for the property at 12828 west Riverside Drive, subject to modified Conditions of Approval.

Applicant: Mark Hazan, Ramcal Management, Incorporated

Representative: Brad Rosenheim, Rosenheim and Associates

Case No. CPC-2015-3596-ZC-CU-SPR-ZV

CEQA No. ENV-2015-3597-MND

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO.

(6)

[16-0370](#)

CD 3

TIME LIMIT: 6/30/16; LAST DAY FOR COUNCIL ACTION: 6/29/16

Mitigated Negative Declaration, Mitigated Monitoring and Reporting Program and related California Environmental Quality Act (CEQA) findings, report from the South Valley Area Planning Commission and Ordinance to effect a Zone Change from R1-1VL-RIO to (T)(Q)RAS4-1VL-RIO, for the demolition of one existing single-family dwelling and the subsequent construction, use, and maintenance of a new 12-unit apartment building, comprised of three levels of residential uses over one level of subterranean parking with a maximum height of 42 feet, 5 inches, located on one lot totaling approximately 8,000 square feet in area. The proposed building will provide a total of 24 parking spaces and 14 bicycle parking spaces for the properties at 6934 and 6936 North Owensmouth Avenue, subject to modified Conditions of Approval.

Applicant: Shahriar Rostami, Owensmouth Property, LLC

Representative: R.J. Torabi, RJ Engineering

Case No. APCSV-2012-3587-ZC

CEQA No. ENV-2012-3586-MND

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO.

(7)

[16-0451](#)

CD 8

TIME LIMIT: 6/26/16; LAST DAY FOR COUNCIL ACTION: 6/24/16

Categorical Exemption and related California Environmental Quality Act findings, and an appeal filed by Amitkumar C. Shah, on Condition Nos. 9, 19, 27 and 32 from part of the determination of the Zoning Administrator, pursuant to the provisions of Section 12.27.1 of the Los Angeles Municipal Code, in requiring the modification of the operation of a motel, in order to mitigate adverse impacts by said operation and any potential impacts caused by any future operation of the motel, known as the 108 Motel located at 10721 South Broadway.

Applicant: City of Los Angeles. Office of the Zoning Administration

Case No. DIR-2015-0472-RV

Fiscal Impact Statement: No.

Community Impact Statement: None submitted.

ITEM NO.

(8)

[16-0383](#)

CD 4

TIME LIMIT: 7/1/16; LAST DAY FOR COUNCIL ACTION: 7/1/16

Negative Declaration and related California Environmental Quality Act (CEQA) findings, report from the Los Angeles City Planning Commission and Ordinance to effect a Zone Change establishing the Community Design Overlay Development Regulations as [Q], Qualified, Conditions from those parcels within the proposed district from P-1-CDO to [Q] P-1-CDO, P-1VL-CDO to [Q]P-1VL-CDO, [Q]C2-1VL-CDO to [Q]C2-1VL- CDO, [Q]C2-1VL-CDO-RIO to [Q]C2-1VL-CDO-RIO and [Q]RD3-1-CDO-RIO to [Q]RD3-1-CDO-RIO, for the adoption of the Toluca Lake Village Community Design Overlay Development Regulations and Design Guidelines, for the area consisting of parcels fronting Riverside Drive generally bounded by Sancola Avenue to the west, Clybourn Avenue to the east, the Venture State Route 134 Freeway to the north, and the single-family neighborhood south of Alley B to the south.

Applicant: City of Los Angeles

Case No. CPC-2013-3862-CDO-ZC

CEQA No. ENV-2013-3863-ND

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (9)

[16-0481](#)

CD 7

TIME LIMIT: 7/10/16; LAST DAY FOR COUNCIL ACTION: 7/1/16

Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program and other California Environmental Quality Act (CEQA) findings, reports from the Mayor and the Los Angeles City Planning Commission (LACPC), Resolution to amend the Mission Hills-Panorama City-North Hills Community Plan to re-designate the parcels located along West San Jose Street (15342-15354 West San Jose Street) from Low Residential to Community Commercial land use, an Ordinance to effect a Zone Change from R1-1, R1/P-1 and P-1 to (T)(Q)C2-1, for the proposed project involving the demolition of approximately 39,528 square feet of the approximately 131,500 square feet of existing commercial space and the full demolition of the two single-family homes on the north end of the site (approximately 3,475 square feet), retaining and rehabilitating approximately 91,972 square feet of the existing commercial development, including the existing bowling alley building located at 10430 North Sepulveda Boulevard; the construction of approximately 67,467 square feet of new commercial development for a total of 159,439 square feet of commercial development, resulting in a net increase of approximately 27,939 square feet of commercial space, including a total of five buildings, with building heights ranging from one- and two-stories between 23 feet above grade to approximately 45 feet above grade, containing a mix of retail, restaurant, medical office, gym, warehouse, and bank uses with a total of 813 parking spaces and 158 bicycle stalls, and appeals filed by Linda Kloss Romney and Dean Anderson from part of the determination of the LACPC in approving the following for the properties located at 10306-10440 North Sepulveda Boulevard and 15342-15354 West San Jose Street, subject to Conditions of Approval:

1. Conditional Use to permit a) the sale and dispensing of a full-line of alcoholic beverages for off-site consumption in conjunction with a 31,697 square-foot large format retail store in the C2-1 Zone, and b) to permit the sale and dispensing of beer and wine for on-site consumption in conjunction with a proposed 2,602 square-foot restaurant in the C2-1 Zone;
2. Conditional Use to permit 24-hour operation of the gym and large format retail store, the installation of pole signs and information signs to be located outside of landscape-planted areas, all in conjunction with a Commercial Corner Development in the C2-1 Zone;
3. Zoning Administrator's Determination that CR zone sign regulations are not applicable to the project site; and
4. Zone Variance from a) Section 12.21-C,6(b) of the Los Angeles Municipal Code (LAMC) to permit the required loading space to not be located and arranged so that delivery vehicles may be driven upon or into said space from an alley, b) Section 14.4.7-B of the LAMC to permit information signs with a maximum overall height of 11 feet, 9 inches above the sidewalk grade or edge of roadway grade nearest to the sign in lieu of the otherwise permitted 6 feet, 6 inches, c) Section 14.4.10-A of the LAMC to permit a total of 6,925 square feet of wall sign area in lieu of the otherwise permitted 4,330 square feet, and d) Sections 14.4.9-B.2, 14.4.10-A,5 and 14.4.12-B.4 of the LAMC to permit a total of 7,459 square feet of combined signage area in lieu of the otherwise permitted 5,268 square feet.

Applicant: Arturo Sneider, Prime/CRDF

Representative: Kyndra Casper, Liner, LLP

Case No. CPC-2015-3423-GPA-ZC-CU-CUB-ZV

CEQA No. ENV-2015-3424-MND

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (10)

[16-0496](#)

CD 1

TIME LIMIT: 7/21/16; LAST DAY FOR COUNCIL ACTION: 7/1/16

Report from the Cultural Heritage Commission relative to the inclusion of the Arcady Apartments located at 2615-2627 West Wilshire Boulevard in the list of Historic-Cultural Monuments.

Owner/Applicant: Matthew Ellis, Wilshire Royale Pacific, LLC

Case No. CHC-2016-385-HCM

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (11)

[16-0497](#)

CD 14

TIME LIMIT: 7/21/16; LAST DAY FOR COUNCIL ACTION: 7/1/16

Report from the Cultural Heritage Commission relative to the inclusion of the Forve-Pettebone Building located at 510-514 South Broadway in the list of Historic-Cultural Monuments.

Owner/Applicant: Daniel Neman, 5ten Broadway, LLC

Case No. CHC-2016-398-HCM

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO. (12)

[07-1175](#)

Director of Planning oral status report relative to ongoing development of City planning policies, work programs, operations, and other items of interest.

**COMMENTS FROM THE PUBLIC ON ITEMS OF PUBLIC INTEREST WITHIN THIS COMMITTEES SUBJECT
MATTER JURISDICTION**

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